

Government of the District of Columbia
ZONING COMMISSION



ZONING COMMISSION ORDER NO. 121

CASE NO. 75-9, A, B, C, & D

December 8, 1975

Pursuant to notice, a public hearing of the Zoning Commission was held on November 12, 1975, to consider an application by the District of Columbia Department of Housing and Community Development for an amendment to the Zoning Map by implementing the 14th Street Urban Renewal Plan adopted by the National Capital Planning Commission and adopted by the Council of the District of Columbia as follows:

A

Change from C-2-A and R-5-B to C-2-B; Square 2670, lots 31-35 inclusive, 38, 39, 57-62 inclusive, 66, 68, 73, 80, 81, 82, 83, 800, 820, 821, 831, 833, 834, and 836; and adjacent alley to be closed: premises located at 1410 Columbia Road, 2910-2944 - 14th Street, and 1401-1435 Harvard Street, N.W.

B

Change from R-4 and C-3-A to R-5-C: Square 2849, lots 35-45 inclusive, 57, 58, 59, 77, 78, 79, 85, 86, 87, 88, 104, 105, 800, 808, 816-823 inclusive, 825 and 840; premises located at 1303-1373 Columbia Road, 3001-3011 - 14th Street, and 3000 - 13th Street, N.W.

C

Change from R-4 and C-2-A to R-5-C; Square 2854, lots 26, 27, 28, 32-41 inclusive, 56, 58, 64, 65,

66, 68, 69, 70, 71, 87-94 inclusive, 800, 808, 809, 811, 813, 827, 829, 831, 833, 834, 835, 838, and 839; and an adjacent alley to be closed; premises located at 1302-1374 Columbia Road, 2920 - 13th Street and 1339-1351 Harvard Street, N.W.

D

Change from C-2-A to C-2-B; Square 2668, lots 1, 22, 46, 50, 51, 55, 56, 57, 812, 813, 814, 825, and 828; premises located at 1404-1410 Harvard Street, and 2800-2820 - 14th Street, N.W.

FINDINGS OF FACT

1. The site of the proposed amendment to the Zoning Map is bounded by Columbia Road, Harvard Street, Girard Street, 13th and 14th Streets, N.W., located in the 14th Street Urban Renewal Area.

2. The area of the site of the proposed amendment to the Zoning Map is approximately 339,400 square feet.

3. All property included in the site of the proposed map amendment is owned by the District of Columbia Department of Housing and Community Development.

4. The Commission finds that the proposed map amendment is needed to carry out the detailed development proposals embodied within the 14th Street Urban Renewal Plan for Disposition Lots 7, 3, 4/25, and 8; these development proposals include:

75-9A - Disposition Lot 7, a 10-story apartment building with 189 units, with a ground floor devoted to commercial and community uses including a day care center, and a floor area ratio of 2.17, a lot occupancy of 21% and a parking

ratio of 1 space for each 3 dwelling units. The proposed development of this Disposition lot is within the requested C-2-B zoning of the site.

- 75-9B - Disposition Lot 3, a development of 3-story walk-up apartment buildings with 84 units, with a floor area ratio of 0.82, a lot occupancy of 28% and a parking ratio of 1 space for each 3 dwelling units. No commercial space is planned and this proposed development is within the requirements of the proposed R-5-C zoning and the specifications of the Urban Renewal Area Plan.
- 75-9C - Disposition Lot 4/25, a development of townhouses containing 85 dwelling units, with no commercial space, with a floor area ratio of 0.90, a lot occupancy of 28%, and a parking ratio of one space for each three dwelling units and one space for each townhouse unit. This development is within the requirements of the requested R-5-C zoning and the Urban Renewal Area Plan.
- 75-9D - Disposition Lot 8, a development of 3-story walk-up apartment buildings with a total of 48 dwelling units with a floor area ratio of 1.1 and a parking ratio of one space for each three dwelling units. The development is within the requirements of the C-2-B zone district and the Urban Renewal Area Plan.

5. The Commission finds that the proposed development is below the maximum requirements of each of the zone districts applied for and will be controlled by the Urban Renewal Plan's development controls.

6. The Commission finds that:

- A. The requested zone changes are needed to carry out the provisions of the 14th Street Urban Renewal Area Plan and will provide the necessary envelope that will allow for the development of the sites in accordance with the planning.
- B. The requested zone changes would enable the Department of Housing and Community Development to provide much needed low and moderate income housing in the District of Columbia.
- C. The requested zone changes would have a stabilizing influence on the immediate neighborhood and are in harmony with the general purposes and intent of the Zoning Regulations and Map.

7. The Commission finds that the proposed zone changes would encourage development within the controls imposed by the Urban Renewal Plan, that the developer would adhere to the plans submitted pursuant to the controls of the Urban Renewal Plan, and that these zone changes would encourage further commercial and residential development pursuant to the 14th Street Urban Renewal Plan.

8. There was considerable citizen testimony in favor of the proposed map amendment given at the public hearing.

CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Commission hereby makes the following Conclusions of Law:

- 1. The height, bulk, and density of the proposed map amendment is appropriate for this area of the city because it

would have beneficial impact on the character of the surrounding neighborhood, by implementing the 14th Street Urban Renewal Plan.

2. The proposed zone change is appropriate because it would lessen congestion in the streets, promote health and the general welfare, prevent undue concentration of population and the overcrowding of land, would promote such distribution of population and the uses of land as would tend to create conditions favorable to the health, safety, transportation, protection of property, provide recreational opportunities, and promote efficient supply of public services.

3. The proposed map amendment is in harmony with the intent, purpose, and integrity of the Comprehensive Zone Plan as embodied in the Zoning Regulations and Map.

4. The approval of this zone change is in accordance with the Zoning Regulations of the District of Columbia, as amended, and the Zoning Act (Act of June 20, 1938, 52 Stat. 797), as amended.

DECISION

Upon consideration of the Findings of Fact and Conclusions of Law herein, the Zoning Commission hereby ORDERS APPROVAL of the following amendment of the Zoning Map:

A

Change from C-2-A and R-5-B to C-2-B; Square 2670, lots 31-35 inclusive, 38, 39, 57-62 inclusive, 66, 68, 73, 80, 81, 82, 83, 800, 820, 821, 831, 833, 834, and 836; and adjacent alley to be closed: premises located at 1410 Columbia Road, 2910-2944 - 14th Street, and 1401-1435 Harvard Street, N.W.

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BY UNANIMOUS DECISION OF THE ZONING COMMISSION

ATTEST:



MARTIN KLAUBER

Executive Secretary

(Commissioner Richard L. Stanton not present at public hearing and therefore did not vote).